

**MISSOURI COURT OF APPEALS
WESTERN DISTRICT**

**CAMPUS LODGE OF COLUMBIA, LTD.,
APPELLANT**

vs.

**CHRISTINA ANN JACOBSON,
RESPONDENT**

DOCKET NUMBER WD71503

DATE: SEPTEMBER 14, 2010

Appeal from:

Boone County Circuit Court
The Honorable Leslie M. Schneider, Judge

Appellate Judges:

Division Two: Joseph M. Ellis, P.J., Alok Ahuja and Karen King Mitchell, JJ.

Attorneys:

Steve Scott, for Appellant

Christina Ann Jacobson, Respondent Pro-se

MISSOURI APPELLATE COURT OPINION SUMMARY

**MISSOURI COURT OF APPEALS
WESTERN DISTRICT**

CAMPUS LODGE OF COLUMBIA, LTD., APPELLANT

v.

CHRISTINA ANN JACOBSON, RESPONDENT

WD71503

Boone County, Missouri

Before Division Two Judges: Joseph M. Ellis, P.J., Alok Ahuja and Karen King Mitchell, JJ.

Campus Lodge of Columbia, Ltd. (Campus Lodge) appeals from the trial court's judgment denying it relief on its petition for damages based on a lease agreement it had with Christina Jacobson. Jacobson signed a lease agreement with Campus Lodge and an addendum acknowledging financial responsibility for the flat screen television in her apartment unit if such television was misused, neglected, or removed. Campus Lodge sought damages from Jacobson when the television in her unit was missing.

AFFIRMED.

Division Two holds:

- (1) Campus Lodge failed to establish a breach of the lease when there was no evidence that Jacobson failed to perform some obligation under the lease.
- (2) Campus Lodge failed to prove damages.
- (3) Campus Lodge failed to prove Jacobson failed to exercise ordinary care to obtain damages against Jacobson for waste.

Opinion by: Joseph M. Ellis, Judge

Date: September 14, 2010

<p>This summary is <i>UNOFFICIAL</i> and should not be quoted or cited.</p>
